168.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	665,900 / 665,900
					USE VALUE:	665,900 / 665,900
					ASSESSED:	665,900 / 665,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GURJAR RAJAN/KAUSALYA
Owner 2:	
Owner 3:	
Street 1:	65 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KREIDER JOHN/ERIN -
Owner 2:	-
Street 1:	65 RHINECLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	244,200	1,700	420,000	665,900
Total Card	0.138	244,200	1,700	420,000	665,900
Total Parcel	0.138	244,200	1,700	420,000	665,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.46 | /Parcel: 495.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 111284
GIS Ref:
GIS Ref:
Insp Date: 10/16/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,200	1700	6,000.	420,000	665,900	665,900	Year End Roll	12/18/2019
2019	101	FV	202,000	1700	6,000.	420,000	623,700	623,700	Year End Roll	1/3/2019
2018	101	FV	202,000	1700	6,000.	354,000	557,700	557,700	Year End Roll	12/20/2017
2017	101	FV	202,000	1700	6,000.	324,000	527,700	527,700	Year End Roll	1/3/2017
2016	101	FV	202,000	1700	6,000.	276,000	479,700	479,700	Year End	1/4/2016
2015	101	FV	173,300	1700	6,000.	240,000	415,000	415,000	Year End Roll	12/11/2014
2014	101	FV	173,300	1700	6,000.	222,000	397,000	397,000	Year End Roll	12/16/2013
2013	101	FV	173,300	1700	6,000.	211,200	386,200	386,200		12/13/2012

!12999!

PRINT

Date	Time
12/11/20	03:00:51

LAST REV

Date	Time
05/12/16	12:30:26
mmcmakin	
12999	

USER DEFINED

Prior Id # 1:	111284
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KREIDER JOHN/ER	46074-361		9/13/2005		411,000	No	No		
BROSNAN THOMAS	37040-596		11/14/2002		379,900	No	No		
BROSNAN THOMAS	34050-96		11/14/2001	Family	10	No	No		
BUNKER LORENA	26773-591		10/25/1996		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2014	1300	Dormers	46,900					
12/5/2013	1774	Manual	1,732	C				
11/5/2009	1119	Manual	3,145					

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
10/16/2008	Meas/Inspect	355	PATRIOT
11/2/2000	Hearing N/C	189	PATRIOT
2/8/2000	Inspected	276	PATRIOT
12/7/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	77472
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300026
Depreciation:	55805
Depreciated Total:	244221

COMMENTS

WATER IN BMT.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	4	Baths:	1	HB						

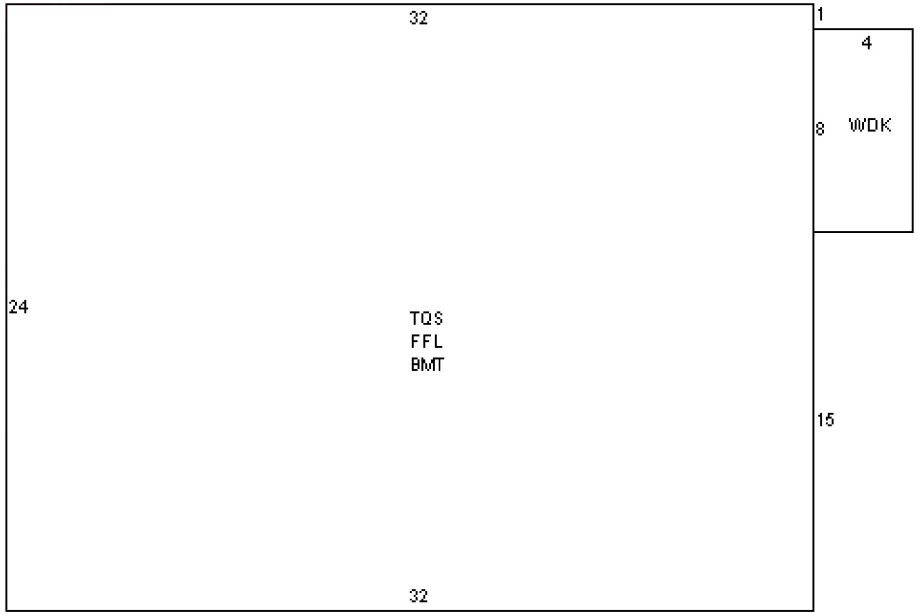
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.03
Special Features:	0	Val/Su Net:	113.90
Final Total:	244200	Val/Su SzAd	181.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.310	32,494
FFL	First Floor	768	141.030	108,314
TQS	3/4 Story	576	141.030	81,236
WDK	Deck	32	15.920	509

Net Sketched Area:	2,144			Total:	222,553
Size Ad	1344	Gross Are	2336	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	10X20	A	AV	1960	13.75	T	40	101			1,700			1,700

More:	N	Total Yard Items:	1,700	Total Special Featues:	Total: 1,700